
TECHNICAL EXHIBIT TE-2

FACILITY COMPONENTS AND EQUIPMENT

The Service Provider shall be fully responsible for all operations, maintenance, repairs, service calls, etc. for all building equipment and systems installed in the building (s) at time of the contract award including but not limited to the following:

Exterior of Structure All structural components including, but not limited to, exterior walls, roofing, flashing, skylights, chimneys, ventilators (and other items that pierce the roof), gutters, downspouts, splash blocks, overhangs, , windows, swing doors, overhead doors, sliding doors, revolving doors, hardware closures, hinges, locking devices, lightning protection systems, and exterior stairways.

Interior of Structure All structural components including, but not limited to, interior walls, soundproofing, floor coverings (such as repair of hardwood flooring, carpeting, ceramic tile) window blinds, window draperies, screening, insulation, drywall/plaster, interior signage, , , interior stairways, ceilings and ceiling tiles, carpentry finishes such as door, wall, and cove base trim (etc,,,) doors, door hardware, raised flooring, mechanical/electrical door, windows, glass, restroom hardware, and mirrors.

Parking Lots and Appurtenances. Structural components including, but not limited to, sidewalks, driveways, roads, curbing, parking areas, signage, patios, canopies, covered walkways, Metal fences and fence hardware and gates (including electrical gate controllers), ,barriers, barrier control arms, entrances, flagpoles, and retaining walls.

Storm Drainage Systems. Complete including, but not limited to, manholes, roof drains, sump pumps, and exterior grates

Chilled Water Systems. Complete chilled water systems including, but not limited to, all computer room A/C units, central chilled water units, and all associated insulation and piping, water treatment, valves, gauges, thermometers, pumps, switches, and controls. Associated water and glycol condenser systems including: exterior cooling towers, piping loops, exterior air cooled condensing units, piping hangers, valves, pumps, expansion tanks, controls, switches, structural system platforms, makeup valves, and back-flow preventers.

HVAC Controls. All HVAC controls including, but not limited to, BAS software and IT equipment, digital and pneumatic controls and compressed control air systems including air compressors.

Electrical Power Systems. Complete including, but not limited to: all electrical power components, interior and exterior related lighting systems, UPS systems, lighting controls, batteries, transfer switches, diesel/motor generators, , breaker panels, buss duct systems, conduits, hangers, receptacles, lighting switches, and circuit breakers. Also, all buildings electrical distribution equipment including, but not limited to, motors, motor control centers and breakers, individual circuits, valves, heaters, heat pumps, electric gate operators, and central clock system.

Emergency Light Systems. Emergency lighting systems complete including, but not limited to, individual units w/battery backup, wiring, breaker panels, special dock spotlights, controls, and emergency lighting generators.

Fire Alarm/Suppression Systems. The fire alarm system complete including but not limited to:, , fire doors, check valves, dry pipe deluge and preaction valves, and flame detectors. Also fire suppression systems including wet pipe and dry pipe sprinkler systems and dry chemical fire extinguishers.

Fire Pumps. Fire sprinkler pump system complete and all associated equipment.

Heating Systems. Complete heating systems including, but not limited to:, heating elements, controls, electrical heating systems, circulating pumps, steam/hot water heaters and coils, unit heaters, HVAC unit coils, control valves, and Building Automation Systems (BAS) control systems.

HVAC Systems. HVAC system complete including, but not limited to, air handlers, return air fans, controls, heat pumps, Energy Management Systems, cooling towers, glycol dry coolers, VAV and mixing boxes, Building Automation Systems (BAS) control systems, chillers, motors, filters, duct work, insulation, balancing dampers, fire dampers and air curtains, thermostats,

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gauges, thermometers, balancing valves, control valves, cutoff valves, under floor leak detection systems, compressed air control systems and strainers, etc....

Elevators, Escalators, Dumbwaiters, Hoists, and Loading Dock Levelers.

Overhead Doors. Overhead doors include, but not limited to, automatic motorized overhead doors, PVC transparent overlapping door panels, dock bumper/plates, platforms, and air curtains.

Plumbing. Building Plumbing system complete including, but not limited to: all piping, insulation, valves, meters, gauges, check valves, back-flow preventers, sump pumps, steam regulating valves, manual valves, check valves, hot water regulating valves, unit heaters, valcumm/condensate steam traps, radiators, hot water pumps, domestic hot water heaters, strainers, condensation drains, water fountains, sinks, sensor controlled restroom fixtures and related batteries, sink faucets, urinals, commodes, all standard rest room fixtures, and rest room partitions

Sanitary Sewage System Complete building(s) to city connection including but not limited to: ejectors, controls, valves, piping, floor drains, fixture seals, and grease traps.

Kitchen Equipment. Vented exhaust hoods.

Child Care Play Equipment. Play Ground Equipment includes, but is not limited to, swings, bars, slides, other wood/plastic structures, and padded exterior play areas.

Tanks. Tanks include but not limited to water and fuel tanks that may be above or under ground and all associated monitoring systems.

The Contractor shall be fully responsible for all operations, maintenance, repairs, service calls, etc. for all building equipment and systems installed in the building (s) at time of the contract award except for the specific building elements and structures, equipment, and systems depicted in the matrix below.

The Offeror should carefully review the equipment lists in Technical Exhibits TE-5-for details on equipment for which preventive maintenance shall be performed.

SYSTEMS EXCLUDED From THE SCOPE OF WORK

(X Identifies system/equipment is NOT present or is NOT in scope of work at the specified location)

Items #	System/Equipment	Not in Scope of PWS
	{{Insert Equipment Description}}	

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Items #	System/Equipment	Not in Scope of PWS

The Contractor is not responsible for operation, maintenance or repair of any of the equipment named below in any building(s) in this contract.

- Computers
- Office furniture
- Office machines
- Furniture lighting
- Paper shredders
- Personally owned appliances
- Mail handling equipment
- Special purpose incinerators
- Printing plant equipment
- Laboratory equipment